Date: Jan 9. 2018

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**Re**: **BLOOR/ BROCKTON -**  New School Review Team Meeting - Bloor CI ALPHA Replacement Facility Design Review

**Background**

The purpose of this meeting was to see and review the schematic layout of the replacement school proposed for BLOOR/ALPHA. The new facility is to be constructed on the site of the current BROCKTON HS. This presentation was made to the New School Review Team (NSRT). The NSRT is made up of members of the parent community, student representatives, school Principal, School Superintendent, Board Trustee and is intended to be representative of the project stakeholders.

The goal of this meeting was to understand the proposed building layout, the location on the site along with influencing factors and to approve the concept as the basis of design moving forward.

In Attendance:

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**Items**

*Site Location & Building Design:*

*SNYDER Architects* presented the building site plan and floor plans. The proposed location of the new school reinforces key desirable aspects of BLOOR CI/ALPHA:

* The new school is distinctive and is designed with landmark features to be visible from Bloor St. The existing pathway connection will be expanded and developed into an arrival plaza at the new entrance to the building. The intent is to maintain and reinforce a presence of the school on Bloor St.
* *East Side of the Site*: The proposed design is mindful of the future Bloor/ Dufferin property development and anticipates the possible extension of Pauline St to the south as part the master plan of urban improvement. The proposed building is set back from this line and will provide a landscaped buffer that will reinforce pedestrian circulation while maintaining elements such as an outdoor student common. The NE corner of the site is seen as the main point of arrival and entrance to the school. The design proposes a flat, level plaza in this vicinity.
* *North Side of the Site*: The access to parking will be from Brock Cres. Due to urban planning guidelines and site constraints, the parking will be covered by the school building. It was noted that the site grading allows for a minimal ramp condition so the issues associated with underground parking will be minimized. Building services/ garbage pick-up will be situated at the NW corner.
* West Side of the Site: There is a large set-back towards Brock Ave. This allows for a future expansion wing of additional classrooms should the school grow. The massing of the building - including the anticipated addition - is mindful of the residential scale of the houses across the street. The landscaped area will incorporate hard surface space (basketball) along with soft landscaped seating areas.
* North Side of the Site: The new building will have a point of arrival on Croatia St and will open to the existing field. It was noted that the prime use of the field will be by the school and that physical improvements of this facility will be part of a separate project. The issue of student safety crossing Croatia will be addressed through traffic calming measures - part of the planning approvals process on this project.
* Building: The building layout & massing is intended to be clear and open. Although the new school will be 3 storeis high - with a partial 4th floor wing - the intent is to provide lines of site and interconnected spaces within the building that reinforce way-finding and the connected community of the school.
* There is no formal auditorium. This is not within the auspices of the Ministry-approved program. The new school will have a stage along with the ability to set up tiered seating as part of a Student Common - conceptually, this is to be a flexible performance venue as well as cafeteria..
* ALPHA II- As a distinct community within the building, this will have its own area and character. It was noted that the areas allocated to the school would be developed at the next project stages to reflect the character of this program. It was also noted that ALPHA would share base building facilities such as Student & Learning Commons and washrooms.
* The building design groups areas of study like the science suite along both sides of an efficient corridor system. The layout acknowledges the culture of the existing school by reinforcing interaction in the halls through interconnected spaces, break-out areas. It was noted that the administrative area is central to the plan and allows for good supervision of points of entry and the Student Common. The plan makes provision for staff rooms on each floor.
* The Learning Common/ Library is situated on the 3rd floor and extends to the 4th as a two-storey space. It is located at the NE corner of the building and is directly above the main entrance. As such, it acts as a cover, as well as a landmark feature visible from Bloor St. The Learning Common is seen as a glass box that will glow at night.
* The gymnasium is designed to be expanded to a triple gym should the school expand.
* The design makes provision for outdoor classrooms and roof-top learning spaces. The relationship of these areas to classroom functions will be developed in the next stages of the project.

**Issues:**

The following represent responses to key issues raised in discussion:

* The new school is designed to be a secure, contained facility even though it will find itself in an increasingly urban, dense context. The creation of landscaped buffer zones, along with the new sidewalks that will come when Pauline St is extended will separate public movement from the immediate vicinity of the school.
* By improving the quality, scale and alignment of the pedestrian link to Bloor, the project will improve the safety of moving to and from the school. The entrance plaza is intended to provide a destination feature. Aspects of this are also being discussed with the Bloor/Dufferin developer to reinforce the urban quality of this area.
* Bicycle parking will be provided
* The project will develop effective site and building lighting as part of overall safety and quality of experience.

**Next Steps:**

Following the presentation and discussion, the NSRT indicated that the layout was appropriate and was approved for further development. It is the basis of design moving forward.

The team will submit this design for Site Plan Approval with the City of Toronto. A community presentation will be planned in the future

END.